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PUBLIC NOTICE

NOTICE OF ZONING ADMINISTRATOR HEARING AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

On Wednesday morning, the 28th day of July, 2021, at 9:00 a.m., in the County Administration Building, 1195 Third Street, Suite 305, Napa, California, a public hearing will be conducted by the Napa County Zoning Administrator regarding the project identified below. All interested persons are invited to attend the hearing and be heard.

AMICI CELLARS – USE PERMIT MINOR MODIFICATION NO. P19-00390 & VARIANCE NO. P21-00049

Location: 3130 Old Lawley Toll Road, Calistoga; APN's: 017-140-035-000 and 017-140-037

Zoning and General Plan Designation: AW (Agricultural Watershed) zoning district and Agriculture, Watershed, and Open Space Resources (AWOS) General Plan land use designation

CEQA STATUS: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures (or MM's). MM's are proposed for the following area: Biological Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

REQUEST: Approval of a Use Permit Minor Modification and Variance to: 1.) Increase wine production from 20,000 gallons per year to 30,000 gallons per year; 2.) Increase the approved number of employees from one (1) full time employee to four (4) full time employees and four (4) part time employees; 3.) Modify the hours of operation from 8:30 a.m. to 5:00 p.m. Monday through Friday to 7:00 a.m. to 5:00 p.m. Monday through Sunday for production and 10:00 a.m. to 5:00 p.m. Monday through Sunday for visitation; 4.) Modification to Marketing Plan to allow for eight (8) events per year with up to 25 guests per event, to be held between the hours of 6:00 p.m. to 10:00 p.m. with clean-up over by 11:00 p.m., one (1) event per year with up to 50 guests, to be held between the hours of 6:00 p.m. to 10:00 p.m. with clean-up over by 11:00 p.m., and two (2) wine-trade only events for up to 75 guests; 5.) Catered food at events; 6.) Visitation for up to 25 visitors per day and a maximum of 175 people per week; 7.) Construction of a Type II, 10,000 square foot cave; 8.) Construction of a 790 square foot outdoor crush pad cover; 9.) Construction of an additional winery structure consisting of 1,667 square feet, Construction of two (2) outdoor restrooms; 10.) Installation of a public water system; 11.) Expansion of existing parking area, one of which would be ADA compatible; 12.) Removal of condition limiting custom crush operations; 13.) Expansion of existing onsite waste disposal system; 14.) Improvements to re-align existing driveway; 15.) A reduction in the wetland/stream setback from the onsite pond pursuant to Section 18.108.026 (General Provisions; Wetlands) to allow for the construction of a 180 square foot pump house to be located 15 feet from the delineated boundary of an onsite pond where 50

feet is normally required; and 16.) A variance for the new winery structure and crush pad cover to be constructed no more than 170 feet from the right of way of Highway 29 where 600 feet is normally required.

The Mitigated Negative Declaration and related documents are available for inspection, along with copies of all documents which relate to the above described project, between the hours of 8:00 AM. and 4:30 PM Monday through Friday, at the office of the Napa County Planning, Building, & Environmental Services Department, 1195 Third Street, Second Floor, Napa, California. Scheduling appointments to review documents is encouraged. Application materials are also available on the Department's Current Projects Explorer at:

[PBES Current Projects Explorer \(arcgis.com\)](https://arcgis.com)

Comments regarding this project and the adequacy of the proposed Mitigated Negative Declaration are solicited. Written comments must be presented during the public review period, which runs from June 25, 2021 through July 27, 2021. Comments should be directed to Melanie Jackson, Planner II, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 259-8194 or melanie.jackson-couch@countyofnapa.org, and must be received before 4:45 p.m. on July 27, 2021.

If you challenge the particular proceeding in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

DATED: June 21, 2021

DAVID MORRISON

Director of Planning, Building, & Environmental Services